

Westfield-Washington Advisory Plan Commission held a meeting on Monday, March 19, 2012 scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum

Commission Members Present: Robert Smith, Dan Degnan, Ken Kingshill, Steve Hoover, Charles Lehman, Cindy Spoljaric, and Danielle Tolan.

City Staff Present: Matthew Skelton, Director; Kevin Todd, Senior Planner; Andrew Murray, Planner; Ryan Clark, Planner; Jennifer Miller, Assistant Director; and Brian Zaiger, City Attorney

Minutes:

Motion: To approve the minutes for the March 5, 2012 as presented.

Motion: Spoljaric; Second: Kingshill; Vote: Passed by voice vote

ITEMS OF BUSINESS

Case No.	1203-PUD-03
Petitioner	Throgmartin-Henke Development, LLP and The Bridgewater Club, LLC
Description	Bridgewater PUD Amendment; Petitioners request amendments to the Bridgewater PUD Ordinance.

Todd reviewed the petition, which is an amendment to the Bridgewater PUD ordinance modifying landscaping and greenway-pathway standards in one specific single-family residential section of the development. He noted that the amendment would make the standards more compatible with single-family detached residential practices and development. He further noted that there are a few additional clean-up items included in the proposal as well.

Motion: To send 1203-PUD-03 to the Westfield City Council with a positive recommendation.

Motion: Kingshill; Second: Tolan; Vote: 7-0

Case No.	1203-DP-02 & 1203-SIT-02
Petitioner	Mainstreet Property Group, LLC
Description	Mainstreet Health and Wellness Suites of Westfield; Petitioner requests Development Plan and Site Plan review for a new structure generally located 700 feet west of the intersection of Tomlinson Road and Blackburn Road on approximately 7 acres.

Murray presented details of the petition. He also presented the petitioner's transition plan that shows potential future connectivity with the property to the east. He further stated that the plans are fully compliant, with the exception that the location of the mechanical equipment is still being finalized by the petitioner. Murray stated that Staff is requesting the final approval of the mechanical equipment location and screening requirement be delegated to staff.

Spoljaric asked if two curb cuts was safe, and further stated that she believes that the more curb cuts, the more potential problems.

Skelton stated that the plans comply with current regulations.

Hoover asked when the petitioner planned to complete the project.

Murray responded that the petitioner plans to begin building in May 2012 and be in operation by May 2013.

Motion: To approve 1203-DP-02 & 1203-SIT-02 with the following conditions:

- That the approval of all mechanical equipment screening be delegated to the Economic and Community Development Staff.
- That all necessary approvals and permits be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office.

Motion: Degnan; Second: Kingshill; Vote: 7-0

Case No.	1201-ZOA-01
Petitioner	City of Westfield
Description	Zoning Ordinance Amendment; Petitioner requests text amendments to sections WC 16.04.010 (General Provisions); WC 16.04.220 (Procedures); WC 16.04.210, 254 (Definitions); WC 16.04.050, D (Local Business); and WC 16.04.180, Figure 2 (Use List) of the Westfield-Washington Zoning Ordinance.

Todd reviewed the proposed amendment, which is to clean up inconsistencies in the use table, modify acreage requirements in the local business district; and expand subdivision control process so that non-residential projects will be required to plat. He further stated that the only change to the proposal since the January 23, 2012 meeting is to remove the language in the "Subdivision" definition that required division of land within a PUD to plat.

Motion: To send 1201-ZOA-01 to the Westfield City Council with a positive recommendation.

Motion: Hoover; Second: Kingshill; Vote: 7-0

Case No.	1204-PUD-04
Petitioner	WLB Associates
Description	Maples at Springmill PUD Amendment; Petitioner requests amendments to the Maples at Springmill PUD Ordinance to expand the size of the PUD area from approximately 7 acres to approximately 12 acres and to modify the building materials requirements.

Clark introduced the petition, which is to amend the Maples at Springmill PUD to incorporate five acres from the Maples at Springmill subdivision into the Maples at Springmill PUD. The amendment also includes a modification to the building materials requirement to permit wood as a siding material. Clark stated that this amendment would change the zoning designation from Single Family-Attached to Maples

at Springmill PUD for the affected area, and would allow for the ability to build detached single family dwellings.

A Public Hearing opened at 7:22 p.m.

No one spoke, and the Public Hearing closed at 7:23 p.m.

Case No.	1204-CPA-01
Petitioner	City of Westfield
Description	Road Impact Fee Zone Improvement Plan Update; Petitioner requests an update to the Road Impact Fee Zone Improvement Plan.

Miller introduced the amendment, which is an update to the Road Impact Fee Zone Improvement Plan.

A Public Hearing opened at 7:27 p.m.

Ms. Linda Naas questioned the data used on traffic counts and expressed concern with the aspects of the plan, as related to 161st Street, between U.S. 31 and Oak Ridge Road.

The Public Hearing closed at 7:37 p.m.

Miller stated all public hearing concerns will be address by the next meeting.

ADJOURNMENT (7:45 p.m.)

President, Robert Smith, Esq.

Vice President, Daniel Degnan

Secretary, Matthew S. Skelton, Esq.